

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, May 25, 2011
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal R. Favretti, K. Rawn
Others present: G. Padick, Director of Planning;
L. Painter, Director of Planning and Development; A. Giorgio

Call to Order:

Chairman Beal called the meeting to order at 1:22 p.m.

Minutes:

04-27-11- Favretti MOVED, Rawn seconded, that the 4/27/11 minutes be approved as written.
MOTION PASSED UNANIMOUSLY.

PZC Referral: Proposed revision of the Plan of Conservation and Development regarding Hunting Lodge Road area residential classifications:

Padick distributed and briefly reviewed a May 25, 2011 legal opinion from Town Attorney O'Brien. Members discussed with Padick, the legal opinion and associated statutory requirements, existing Plan of Development mapping and the submitted March 16th request to amend the Plan mapping in the Hunting Lodge Road area. It was then agreed by consensus that there was a need to formalize an application process for requests to amend the Plan and that the Committee member present did not support the March 16th request. Chairman Beal was authorized to work with Padick to forward these findings as a recommendation to the Planning and Zoning Commission. It was agreed that the letter to the PZC should include the reasons why the March 16th request is not supported by Committee members.

CLEAR recommendations for Low Impact Development Practices:

Padick briefly reviewed with Committee members April 2011 recommendations forwarded to the Town from UConn Center for Land Use Education and Research. He related that he generally supported the proposed revisions but some modification of proposed Zoning Regulations changes will be needed and that specific wording for the recommended subdivision revisions need to be drafted. The addition of an application checklist was supported but some distinction between Zoning and Subdivision applications need to be incorporated. It also was suggested that when this issue is considered next fall, the PZC should recommend to the Director of Public Works, revisions to the town's Road and Drainage Standards.

Padick distributed a portion of the Zoning Map depicting existing Zoning classifications for areas proximate to the University of Connecticut's Storrs and Depot campuses. After discussion with Padick, members agreed that consideration should be given to rezoning to "Institutional" a number of State owned parcels adjacent to both campuses. These potential rezonings would include parcels, with existing UConn facilities, the undeveloped land between the Storrs Campus and the Fenton River and all State owned land proximate to the Depot Campus including Spring Manor Farm. It was agreed that until more information is obtained regarding planned North Campus research and development uses, undeveloped State land north of the Storrs Campus should remain RDLI.

Future Meetings:

After discussion, it was agreed that the next meeting will be scheduled for August or early September.

Adjournment:

The meeting was adjourned at 2:52 p.m.

Respectfully submitted, R. Favretti, Acting Secretary